



AGENDA OF THE GREEN BAY HOUSING AUTHORITY

WEDNESDAY, JULY 30, 2025, 9:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxWSS85SGswK2lZeGhZZUN0UT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 814 3499 9289

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: William VandeCastle - Chair, Stephen Srubas - Vice Chair, Sandra Popp, Erin Edwards and Randy Scannell

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, July 30, 2025, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the June 19, 2025, meeting of the Green Bay Housing Authority.

E. Regular Business.

- I. Consideration with possible action on approval of a loan with Grand Boulevard Apartments, LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

F. Informational.

1. GBHA Bills.
2. GBHA Financial Report.
3. Director's Report.
4. Occupancy Report.
5. Next Meeting: Thursday, August 21, 2025.

G. Adjournment.

1. Adjournment of the Wednesday, July 30, 2025, meeting of the Green Bay Housing Authority.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Green Bay Housing Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

Kaycee Champasak

AGENDA ITEM # D.I

Approval of the minutes from the June 19, 2025, meeting of the Green Bay Housing Authority.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBHAMINS06192025



MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, JUNE 19, 2025, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxVSS85SGswK2lZeGhZZUN0UT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 814 3499 9289

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. ROLL CALL.

- I. Members: William VandeCastle - Chair, Stephen Srubas - Vice Chair, Sandra Popp, Erin Edwards and Randy Scannell

Meeting began 10:30AM

Present: William VandeCastle-Chair, Stephen Srubas-Vice Chair, Sandra Popp, Erin Edwards and Randy Scannell, Absent: None, Excused: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, June 19, 2025, meeting of the Green Bay Housing

Authority.

Moved by Randy Scannell, seconded by Stephen Srubas to approve of the agenda for the June 19, 2025, meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the February 20, 2025 meeting of the Green Bay Housing Authority.

Moved by Randy Scannell, seconded by Erin Edwards to approve of the minutes from the February 20, 2025, meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

E. REGULAR BUSINESS.

1. Consideration with possible action to consider Monroe Plaza Housing I LLC's formal request to the Housing Authority of the City of Green Bay to consider an Initial Resolution No. 2025-01 relating to the acquisition and rehabilitation of an existing 197-unit apartment complex located at 400 North Monroe Avenue in the City of Green Bay, Wisconsin to be used for senior housing.

Moved by William VandeCastle, seconded by Erin Edwards to open the floor for the public to speak. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

Michael Arman speaks at 10:33AM.

Lynda Templen speaks at 10:50AM.

Moved by Randy Scannell, seconded by Erin Edwards to close the floor for the public to speak. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

Moved by William VandeCastle, seconded by Erin Edwards to approve of Monroe Plaza Housing I LLC's formal request to consider an Initial Resolution No. 2025-01 relating to the acquisition and rehabilitation of the existing 197-unit apartment complex located at 400 North Monroe Avenue in the City of Green Bay, Wisconsin to be used for senior housing. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

2. Consideration with possible action on approval of the Annual Civil Rights Certification, Resolution 2025-03.

Moved by William VandeCastle, seconded by Erin Edwards to approve of the Annual Civil Rights Certification, Resolution 2025-03. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

3. Consideration with possible action on approval of the GBHA operating budget and Budget Resolution No. 2025-02, for Fiscal Year Beginning July 1, 2025.

Moved by Randy Scannell, seconded by Erin Edwards to approve of the GBHA operating budget and Budget Resolution No. 2025-02, for the fiscal year beginning July 1, 2025. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

4. Consideration with possible action on awarding the audit contract to Hawkins Ash for 2025, 2026 and 2027 with options for two 1-year renewals.

Moved by Sandra Popp, seconded by Erin Edwards to approve of awarding the audit contract to Hawkins Ash for 2025, 2026 and 2027 with options for two 1-year renewals. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None

F. INFORMATIONAL.

1. GBHA Bills.

Stephanie Schmutzer presents the GBHA Bills. No action needed.

2. GBHA Financial Report.

Stephanie Schmutzer presents the GBHA Financial Report. No action needed.

3. Director's Report.

Cheryl Renier-Wigg presents the Director's Report. No action needed.

4. Occupancy Report.

Jayne Valentine presents the Occupancy report. No action needed.

5. Next Meeting: Thursday, July 17, 2025.

G. ADJOURNMENT.

- I. Adjournment for the Thursday, June 19, 2025, meeting of the Green Bay Housing Authority.

Moved by Randy Scannell, seconded by Erin Edwards to adjourn the meeting for the July 19, 2025 meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Stephen Srubas, Randy Scannell, Erin Edwards, Sandra Popp, No:None, Abstain:None



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action on approval of a loan with Grand Boulevard Apartments, LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

Grand Boulevard Apartments, LLC, intends to develop a project that includes 95 workforce housing units. The proposed multi-family units would be rented to households with incomes 80% to 120% of the Area Median Income (AMI). The project would develop 3.05 acres of Redevelopment Authority (RDA) - owned land, which makes up a portion of the 26 acres donated by JBS Foods to the City in 2020. The undeveloped land was donated to support the creation of new workforce housing units and a destination park.

In May 2024, after releasing a Request for Proposals (RFP), the RDA selected Gorman & Company as a development partner for multi-family housing at the JBS site. Gorman & Company has since completed their due diligence, finalized their development plans, and secured funding contingent on a development agreement with the City that includes Tax Increment Financing (TIF) assistance and HOME assistance was requested. Gorman & Company has also created a new subsidiary, Grand Boulevard Apartments, LLC, to serve as the official developer of the project.

Unfortunately, the Buy America Build America rules set in place by the Dept. of Housing and Urban Development made the HOME funds requested from the RDA a cost burden to the project. The Developer is now seeking a different funding source through the GBHA that does not carry these requirements.

This project aligns with the Green Bay Housing Authority's goal of supporting the creation of new housing products in Green Bay. It will be open to the public and will be available for persons employed at JBS, a site adjacent beef processing plant.

To help fill the gap on this project, the Developer has received approval from the City to utilize TIF funding to repay an upfront loan. There is still a small gap remaining which needs to be filled to make this project work.

The Developer is requesting a loan of \$350,000.00 with 3% interest for five years. The payment will be deferred during the five years, but interest will continue to accrue annually. At the end of five years, the Developer will pay in full the \$350,000.00 loan with all accrued interest. RDA staff has underwritten the application for HOME funding request of \$500,000.00 and found it to meet the standards for the HOME

program. Staff used this underwriting in reviewing this loan and determined it would meet the justification of gap funding requirements.

This is a catalyst housing project for the JBS site and will provide much-needed housing for the middle income workforce market. Staff is in favor of approval.

RECOMMENDATION

To approve a \$350,000.00 deferred loan with Grand Boulevard Apartments, LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1) with a term of five years at 3% to be paid as a balloon payment at the end of five years.

FISCAL IMPACT

Unrestricted revenue bond funding account.

Current balance \$1,312,879

Obligated for MM 500,000 being held until completion of Mason Manor rehab

Avail. balance \$ 812,879

Gorman request 350,000

Remianing balance \$462,879

ATTACHMENTS

1. GBHA_GrandBloulevard
2. Amortization Schedule
3. Gorman Project Maps
4. Gorman Project Design



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info@GormanUSA.com
www.GormanUSA.com
200 N Main Street
Oregon, WI 53575

July 17, 2025

Green Bay Housing Authority
Cheryl Renier-Wigg, Executive Director
100 North Jefferson Street
Green Bay, WI 54301

Re: GRAND BOULEVARD APARTMENTS

Dear Cheryl,

The purpose of this letter is to confirm our interest in pursuing a loan from the Green Bay Housing Authority as gap financing for a new Workforce Development located on the newly constructed Grand Boulevard in the city of Green Bay.

Pursuant to our recent discussions, this loan would fill a critical piece of financing to balance the sources and uses for this project. The targeted demographic for this project would be workers from area employers who would be earning between 80%-120% of county median income. This demographic is referred to as the “missing middle”. Through a recent market study we have confirmed that this “missing middle” demographic is in dire need of affordable workforce housing within the Green Bay area. The amount of gap financing we are requesting is a loan for \$350,000, which would be payable at 3% interest per annum, over a 5-year term. No payments would be made on this loan until we pay back the full amount of the loan plus accrued interest in 5 years. This loan would be guaranteed by Gorman & Company, LLC.

My understanding is you will submit this request for financing to the Green Bay Housing Authority Board in the first week of August for review and possible approval. Thank you for supporting the growing need for workforce housing in Green Bay!

Sincerely,

Ted Matkom
Wisconsin Market President

Loan Amortization Schedule

Lender Name

Green Bay Housing Authority

Date

7/30/2025

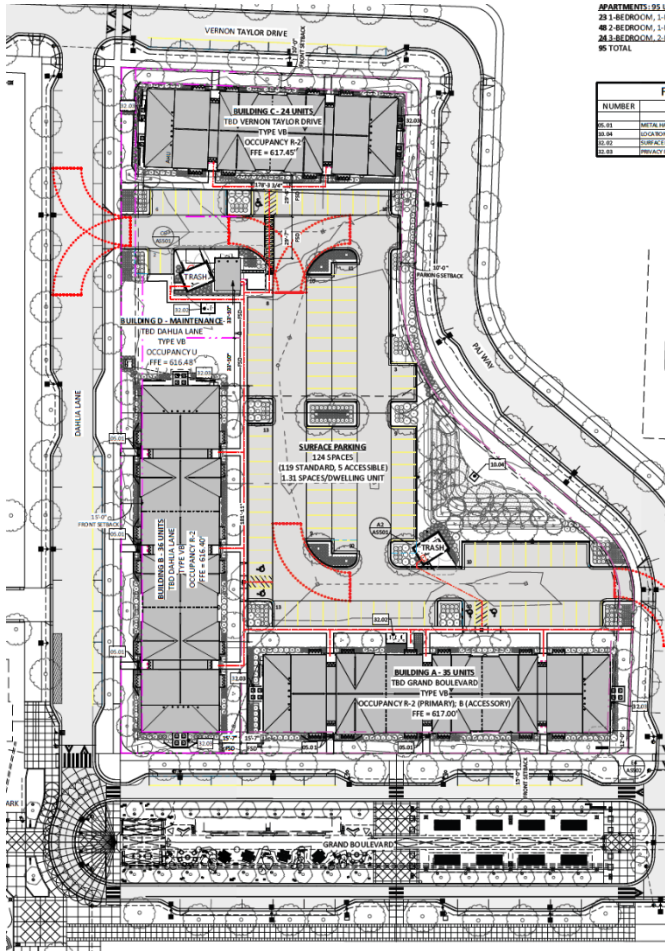
Borrower Name

Grand Boulevard Apartments

Remit to:

GBHA
100 N. Jefferson St, Room 608
Green Bay, WI 54301

Payment No.	Date	Pymt Amt	Scheduled		Balance	Payment/Posting Date
			Interest	Principal		
<i>Beg. Bal</i>	07/30/25				\$ 350,000.00	
1	2026	\$0.00	\$ 10,500.00	\$0.00	360,500.00	
2	2027	\$0.00	\$ 10,815.00	\$0.00	371,315.00	
3	2028	\$0.00	\$ 11,139.45	\$0.00	382,454.45	
4	2029	\$0.00	\$ 11,473.63	\$0.00	393,928.08	
5	2030	\$0.00	\$ 11,817.84	\$0.00	405,745.93	
Balloon Payment		\$405,745.93	\$ 55,745.93	\$350,000.00	(0.00)	
TOTALS		\$ 405,745.93	\$ 55,745.93	\$ 350,000.00		



APARTMENTS: 95 U
23 3-BEDROOM, 1 E
48 2-BEDROOM, 1 E
24 3-BEDROOM, 2 E
95 TOTAL

NUMBER	F
05.01	MATERIAL
05.04	SOILWORK
05.02	CONCRETE
05.03	PAVING





Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

AGENDA ITEM # F.1

GBHA Bills.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Check Report

8:13 AM

07/21/25

Green Bay Housing Authority Check Detail June 2025

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		06/30/2025		Service Cha...	1111.01 · General ...	
				Service Charge	4530.00 · Bank Fees	-50.00
TOTAL						-50.00
Bill Pmt -Check	7422	06/26/2025	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12422 5/2025	05/31/2025		wages	4110.00 · Admin Sa...	-5,823.21
				benefits	4182.00 · Employe...	-2,166.09
Bill	970-12420 6/3/25	06/03/2025		builidium fees	1242.00 · Fees coll...	-134.17
Bill	970-12422 6/2025	06/25/2025		Wages	4110.00 · Admin Sa...	-5,785.98
				Benefits	4182.00 · Employe...	-2,142.17
				wages	4110.00 · Admin Sa...	-38.40
				Benefits	4182.00 · Employe...	-14.92
TOTAL						-16,104.94
Bill Pmt -Check	7423	06/26/2025	Floyd Powless	SD refund	1111.01 · General ...	
Bill	SD refund	04/18/2022		SD refund - F...	2114.00 · Tenant S...	-146.16
				Pet Dept refu...	2114.02 · Security ...	-182.69
				Key Dept ref...	2114.02 · Security ...	-51.15
TOTAL						-380.00
Bill Pmt -Check	7424	06/26/2025	Lutheran Social S...	Social worker	1111.01 · General ...	
Bill	174697	05/31/2025		Social worker	4210.00 · Ten Ser...	-6,693.10
TOTAL						-6,693.10



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

AGENDA ITEM # F.2

GBHA Financial Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Monthly FS

**Green Bay Housing Authority
Budget vs. Actual
Green Bay Housing Authority**

Jun-25

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	417,050.78	165,888.00	37,551.21	3,000.00	178,646.24	173,844.53	633,248.23	342,732.53
Total Expense	110,845.91	159,000.00	9,120.00	0.00	1,868.59	2,400.00	121,834.50	161,400.00
Net Income	306,204.87	6,888.00	28,431.21	3,000.00	176,777.65	171,444.53	511,413.73	181,332.53

Green Bay Housing Authority Budget vs. Actual

COCC

	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
2802.00 · Hud Contributions	0.00	62,808.00	-62,808.00	0.0%
3510.00 · Management Fee Revenue	112,187.52	0.00	112,187.52	100.0%
3610.00 · Int Income	201,589.82	3,000.00	198,589.82	6,719.66%
3690.01 · Other Income - Ins Dividends	317.13	0.00	317.13	100.0%
3690.02 · Other Income	102,956.31	100,080.00	2,876.31	102.87%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	417,050.78	165,888.00	251,162.78	251.41%
<u>Expense</u>				
4110.00 · Admin Salaries	69,878.55	78,500.00	-8,621.45	89.02%
4130.00 · Legal Expense	0.00	2,000.00	-2,000.00	0.0%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel	60.40	200.00	-139.60	30.2%
4171.00 · Auditing Fees	4,560.00	12,000.00	-7,440.00	38.0%
4182.00 · Employee Benefits - Admin	24,792.68	29,500.00	-4,707.32	84.04%
4190.01 · Printing	218.94	300.00	-81.06	72.98%
4190.02 · Postage	39.15	200.00	-160.85	19.58%
4190.03 · Paper & Office Supplies	196.26	900.00	-703.74	21.81%
4190.04 · Publications	0.00	300.00	-300.00	0.0%
4190.05 · Membership Dues & Fees	111.99	400.00	-288.01	28.0%
4190.06 · Computer Support	2,998.73	7,000.00	-4,001.27	42.84%
4190.10 · Miscellaneous	4,389.21	15,000.00	-10,610.79	29.26%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%
4510.01 · Insurance Expenses - Liability	3,000.00	1,850.00	1,150.00	162.16%
4530.00 · Bank Fees	600.00	1,100.00	-500.00	54.55%
4800.00 · Depreciation Expense	0.00	650.00	-650.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	110,845.91	159,000.00	-48,154.09	69.71%
Net Income/(Loss)	306,204.87	6,888.00	299,316.87	4,445.48%

Green Bay Housing Authority Budget vs. Actual

Mason Manor

	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
2802.00 · Hud Contributions	363.00	0.00	363.00	100.0%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	3,000.00	-3,000.00	0.0%
3690.01 · Other Income - Ins Dividends	37,188.21	0.00	37,188.21	100.0%
3690.02 · Other Income	0.00	0.00	0.00	0.0%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	37,551.21	3,000.00	34,551.21	1,251.71%
<u>Expense</u>				
4110.00 · Admin Salaries	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%
4150.00 · Travel	0.00	0.00	0.00	0.0%
4171.00 · Auditing Fees	9,120.00	0.00	9,120.00	100.0%
4182.00 · Employee Benefits - Admin	0.00	0.00	0.00	0.0%
4190.01 · Printing	0.00	0.00	0.00	0.0%
4190.02 · Postage	0.00	0.00	0.00	0.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	0.00	0.00	0.0%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	9,120.00	0.00	9,120.00	100.0%
Net Income/(Loss)	28,431.21	3,000.00	25,431.21	947.71%

Green Bay Housing Authority Budget vs. Actual

	RevBonds			
	YTD	Budget	\$ Over Budget	% of Budget
Income				
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	5,000.00	-5,000.00	0.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	73,976.26	63,091.84	10,884.42	117.25%
3690.03 · Cell Tower Rent	104,669.98	105,752.69	-1,082.71	98.98%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	178,646.24	173,844.53	4,801.71	102.76%
Expense				
4110.00 · Admin Salaries	57.13	550.00	-492.87	10.39%
4130.00 · Legal Expense	589.20	0.00	589.20	100.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%
4150.00 · Travel	0.00	0.00	0.00	0.0%
4171.00 · Auditing Fees	1,200.00	600.00	600.00	200.0%
4182.00 · Employee Benefits - Admin	22.26	250.00	-227.74	8.9%
4190.01 · Printing	0.00	0.00	0.00	0.0%
4190.02 · Postage	0.00	0.00	0.00	0.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	1,000.00	-1,000.00	0.0%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	1,868.59	2,400.00	-531.41	77.86%
Net Income/(Loss)	176,777.65	171,444.53	5,333.12	103.11%

Green Bay Housing Authority Budget vs. Actual

	TOTAL			
	YTD	Budget	\$ Over Budget	% of Budget
Income				
2802.00 · Hud Contributions	363.00	62,808.00	-62,445.00	0.58%
3510.00 · Management Fee Revenue	112,187.52	0.00	112,187.52	100.0%
3610.00 · Int Income	201,589.82	11,000.00	190,589.82	1,832.64%
3690.01 · Other Income - Ins Dividends	37,505.34	0.00	37,505.34	100.0%
3690.02 · Other Income	176,932.57	163,171.84	13,760.73	108.43%
3690.03 · Cell Tower Rent	104,669.98	105,752.69	-1,082.71	98.98%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	633,248.23	342,732.53	290,515.70	184.77%
Expense				
4110.00 · Admin Salaries	69,935.68	79,050.00	-9,114.32	88.47%
4130.00 · Legal Expense	589.20	2,000.00	-1,410.80	29.46%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel	60.40	200.00	-139.60	30.2%
4171.00 · Auditing Fees	14,880.00	12,600.00	2,280.00	118.1%
4182.00 · Employee Benefits - Admin	24,814.94	29,750.00	-4,935.06	83.41%
4190.01 · Printing	218.94	300.00	-81.06	72.98%
4190.02 · Postage	39.15	200.00	-160.85	19.58%
4190.03 · Paper & Office Supplies	196.26	900.00	-703.74	21.81%
4190.04 · Publications	0.00	300.00	-300.00	0.0%
4190.05 · Membership Dues & Fees	111.99	400.00	-288.01	28.0%
4190.06 · Computer Support	2,998.73	7,000.00	-4,001.27	42.84%
4190.10 · Miscellaneous	4,389.21	16,000.00	-11,610.79	27.43%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%
4510.01 · Insurance Expenses - Liability	3,000.00	1,850.00	1,150.00	162.16%
4530.00 · Bank Fees	600.00	1,100.00	-500.00	54.55%
4800.00 · Depreciation Expense	0.00	650.00	-650.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	121,834.50	161,400.00	-39,565.50	75.49%
Net Income/(Loss)	511,413.73	181,332.53	330,081.20	282.03%



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

AGENDA ITEM # F.3

Director's Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

July 30, 2025

PREPARED BY

AGENDA ITEM # F.4

Occupancy Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None